

## PARK LODGE, ST JOHN'S WOOD, LONDON, NW8 £2,000,000 SHARE OF FREEHOLD

A spacious three-bedroom, two bathroom raised ground floor apartment, with many period and modern features. The flat has Georgian sash windows throughout, as well as a herringbone natural oak flooring in the entertaining areas. Furthermore, the property has a c30ft reception / dining area which leads to an open-plan bespoke Harvey Jones kitchen, with marble counter-tops, fully integrated appliances plus a Quooker tap. Residents parking is available on a first-come, first-served basis and the property is sold with no onward chain.

Principal Bedroom with En-Suite Bathroom I Two Further Bedrooms I Shower Room I Open Plan Kitchen/Reception Room I Separate Storage Room I Residents Parking I Share of Freehold Winkworth

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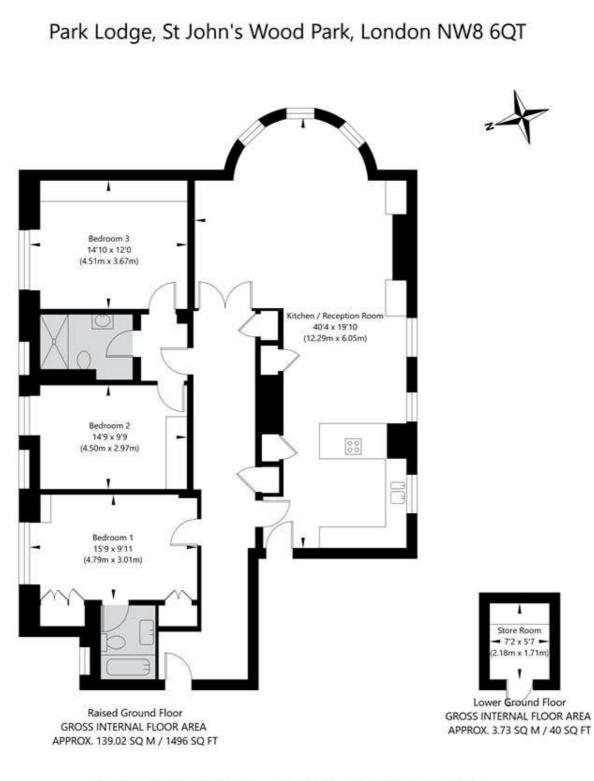












APPROXIMATE GROSS INTERNAL FLOOR AREA 142.75 SQ M / 1536 SQ FT THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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| Score | Energy rating | Current | Potentia |
|-------|---------------|---------|----------|
| 92+   | Α             |         |          |
| 81-91 | B             |         |          |
| 69-80 | С             |         | 77 C     |
| 55-68 | D             | 60 D    |          |
| 39-54 | E             |         |          |
| 21-38 | F             |         |          |
| 1-20  | G             |         |          |

Tenure: Share of Freehold

Term: Expires - 29/09/2976

Service Charge: £14,998.96 per annum

**Ground Rent:** £0 Annually (subject to increase)

## Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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